041.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,700 / 938,700
					USE VALUE:	938,700 / 938,700
					ASSESSED:	938,700 / 938,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GATTO JOSEPH A--ETAL
Owner 2:	CHIAVETTA ANNA
Owner 3:	
Street 1:	18 DARTMOUTH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GATTO JOSEPH A--ETAL -
Owner 2:	CHIAVETTA ANNA -
Street 1:	18 DARTMOUTH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2518 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	486,100	8,600	444,000	938,700
Total Card	0.103	486,100	8,600	444,000	938,700
Total Parcel	0.103	486,100	8,600	444,000	938,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.80 /Parcel: 372.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	486,100	8600	4,500.	444,000	938,700		Year end	12/23/2021
2021	104	FV	463,700	8600	4,500.	444,000	916,300		Year End Roll	12/10/2020
2020	104	FV	463,700	8600	4,500.	444,000	916,300	916,300	Year End Roll	12/18/2019
2019	104	FV	357,700	8900	4,500.	471,800	838,400	838,400	Year End Roll	1/3/2019
2018	104	FV	357,700	8900	4,500.	344,100	710,700	710,700	Year End Roll	12/20/2017
2017	104	FV	335,100	8900	4,500.	299,700	643,700	643,700	Year End Roll	1/3/2017
2016	104	FV	335,100	8900	4,500.	255,300	599,300	599,300	Year End	1/4/2016
2015	104	FV	298,000	9200	4,500.	249,800	557,000	557,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GATTO JOSEPH A-	30462-534		7/26/1999	Family	1	No	No		
	17390-123		9/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1297	Re-Roof	12,150	C				
11/8/1996	592	Manual	8,500					REPLACE GARAGE 20X

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
3/24/2000	Inspected	270	PATRIOT
3/1/2000	Measured	264	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit: | Total: 444,000

PRINT

Date	Time
12/29/21	23:02:51

LAST REV

Date	Time
04/09/19	13:50:02

apro

User Acct

27964

GIS Ref

GIS Ref

Insp Date

11/08/18

!3417!

PAT ACCT. 3417

USER DEFINED

Prior Id # 1:	27964
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06699753
Const Adj.:	0.99980003
Adj $ / SQ:	192.021
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660400
Depreciation:	174346
Depreciated Total:	486055

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

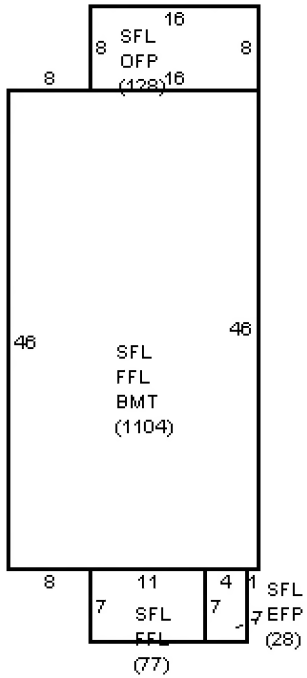
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	192.02
Special Features:	0	Val/Su Net:	128.67
Final Total:	486100	Val/Su SzAd	193.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,337	192.020	256,732
FFL	First Floor	1,181	192.020	226,777
BMT	Basement	1,104	57.610	63,597
OFP	Open Porch	128	29.380	3,761
EFP	Enclos Porch	28	72.590	2,032

Net Sketched Area: 3,778 | Total: 552,899

Size Ad 2518 | Gross Area 3778 | FinArea 2518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1996	21.25	T	18.4	104			5,900			5,900
14	Open Porch	D	Y	1	5X20	A	AV	1996	33.00	T	18.4	104			2,700			2,700

More: N | Total Yard Items: 8,600 | Total Special Featues: | Total: 8,600

PARCEL ID

041.0-0003-0007.0

IMAGE

AssessPro Patriot Properties, Inc